

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

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NEIGHORHOOD PLAN: Montopolis Neighborhood Plan

CASE#: NPA-2011-0005.01

PC DATE: April 12, 2011

ADDRESS/ES: 6716 East Riverside Drive

SITE AREA: 22.231 Acres

APPLICANT: Carlson, Brigance, Doering, Inc (Charles R. Brigance, Jr., P.E.)

OWNER: Equity Secured Capital, L.P.

AGENT: Charles R. Brigance, Jr. P.E.

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Multifamily

Base District Zoning Change

Related Zoning Case: C14-2010-0204 (SR)

From: CS-NP & MF-3-NP

To: SF-4A-NP

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

PLANNING COMMISSION RECOMMENDATION: (pending)

STAFF RECOMMENDATION: To NOT support the FLUM change to Multifamily, but to support a FLUM change to Higher Density Single Family.

BASIS FOR STAFF'S RECOMMENDATION: The plan amendment and zoning request meets the following Goals, Objectives, and Recommendations in the Montopolis Neighborhood Plan:

LAND USE

Goal 1: Improve the Quality of Life in Montopolis through Land Use and Zoning Decisions.

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Objective 2: Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill development.

Action 4: The properties north of Riverside and east of Lawrence should be built out with commercial uses along the corridors of Riverside and 183. Residential uses are recommended on the remaining undeveloped land where permissible. Residential uses may include Smart Growth infill options and zoning designations that would allow the development of affordable housing. Appropriate residential zoning designations may include the following zoning options: Small Lot Amnesty, Cottage Lot Infill, Urban Home Lot Infill, Secondary Apartment Infill, SF-4A, SF-6, and MF-4. (Please refer to the Proposed Future Land Use Map for specific land uses and locations.)

Action 5: Create new streets, where possible, to enhance community access and connectivity.

Where possible, reconnect discontinuous streets and dead-ends, to improve neighborhood accessibility. Specifically:

Goal 2: Create Homes for all Stages of Life within Montopolis.

Objective 4: Enhance and protect existing single family housing.

Action 12: Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

Action 13: Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built. (Please refer to the Figure 4: Future Land Use Map, for specific land uses and locations.)

Action 14: Preserve Single Family zoning in the interior of South Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

However, the request does not support this action item, because the request proposes to rezone MF-3-NP to SF-4A-NP.

Objective 5: Create multiple housing types of varied intensities.

Action 22: Preserve the existing multi-family zoning throughout the neighborhood. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

Staff Analysis: Although request does not meet all the action items, the request is largely consistent with the goals and objections of the plan to provide a range of housing types in the planning area.

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BACKGROUND: The plan amendment application was filed out-of-cycle on February 14, 2011. The Montopolis Planning Contact Team submitted a letter allowing the out-of-cycle application.

The 22.231 acre property is an undeveloped tract of land.

The applicant proposes to rezone the property from CS-NP and MF-3-NP to SF-4A-NP to build 117 single family homes. The lot sizes are 40 feet by 115 feet (4,600 sq. ft. lots)

The applicant proposes to change the future land use map from Commercial to Multifamily. There is no proposed change to the Multifamily and Mixed Use part of the property.

The Montopolis Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on September 27, 2001. The boundaries for the planning area are Grove Boulevard on the north and west, Bastrop Highway on the east, and Ben White on the south.

PUBLIC MEETINGS: The city-facilitated plan amendment meeting was held on Monday, March 14, 2011. Seven hundred twenty-five notices were mailed to people who live within 500 feet of the property, in addition to members of the Montopolis Planning Contact Team and organizations registered with the City. Nineteen people attended the meeting including city staff, the applicant and his agent.

Jay Byler from KB Homes and Charles Brigance the applicant's agent gave a brief presentation outlining the proposed project. After the presentation, the following questions were asked:

Question: So you proposed to build the homes on small lots?

Answer: Yes, the same size lots at the Centex Homes in Riverside Meadows to the east.

Q: Why are you keeping the front of the property commercial?

A. We are not opposed to rezoning the property to SF-4A along with the rest of the property, but the City's East Riverside Corridor staff suggested we keep that portion commercial because it is consistent with the plan goals.

Q. It appears all your entrances and exits are off Frontier Valley. Frontier Valley is a busy street and that's too much traffic.

A. There is also access to Santos Street, not only Frontier Valley. This is a conceptual plan, it is not final. We could provide access off of East Riverside Drive.

Q. Will you do a Traffic Impact Analysis? A traffic study was recently done for Frontier Valley, you should look at that.

A. Yes, we will do one. We are in the process of hiring a traffic engineer to do that. We will look at the Frontier Valley traffic study.

Q. We want the homes to last. We want Five Star Green Building homes.

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A. The homes will be One Star Green Building homes and will be submitted for review by the City of Austin.

Q. Where will the water drain?

A. The water will be channeled to the north.

Q. Will the detention pond be wet or dry?

A. It will be a dry pond. The area is not big enough for a wet pond.

Q. The storm water on Frontier Valley is bad because it flows uphill. Will your project make this even worse?

A. We cannot add water to what is already there. Our Engineer will look at this drainage issue on Frontier Valley.

Q. What about the wildlife that lives on the property, such as foxes?

A. We will trap and relocate the animals.

Q. Will you provide landscaping between the back fences of the home along Frontier Valley?

A. Yes.

Q. Will you build a bike path along Frontier Valley?

A. I don't know if there will be space, but we will build a sidewalk.

Q. Will you retain the water on site during construction?

A. Yes. We must also pre-treat the water before it enters the pipes.

After the City-Facilitated meeting, the Montopolis Planning Contact Team began their meeting to discuss the case.

Stefan Wray, a member of the PCT, made a motion to support the zoning change to SF-4A-NP on the whole property (Tracts 1, 2, & 3), even the front portion that is currently zoned CS-MU-NP, which is not part of the zoning or plan amendment applications. His motion included the condition that the Riverside Gardens be built to meet the action items of the neighborhood plan. (See his handout with the Goals on page 11 in this report). The motion passed on a vote of 14 to 0, with no abstentions

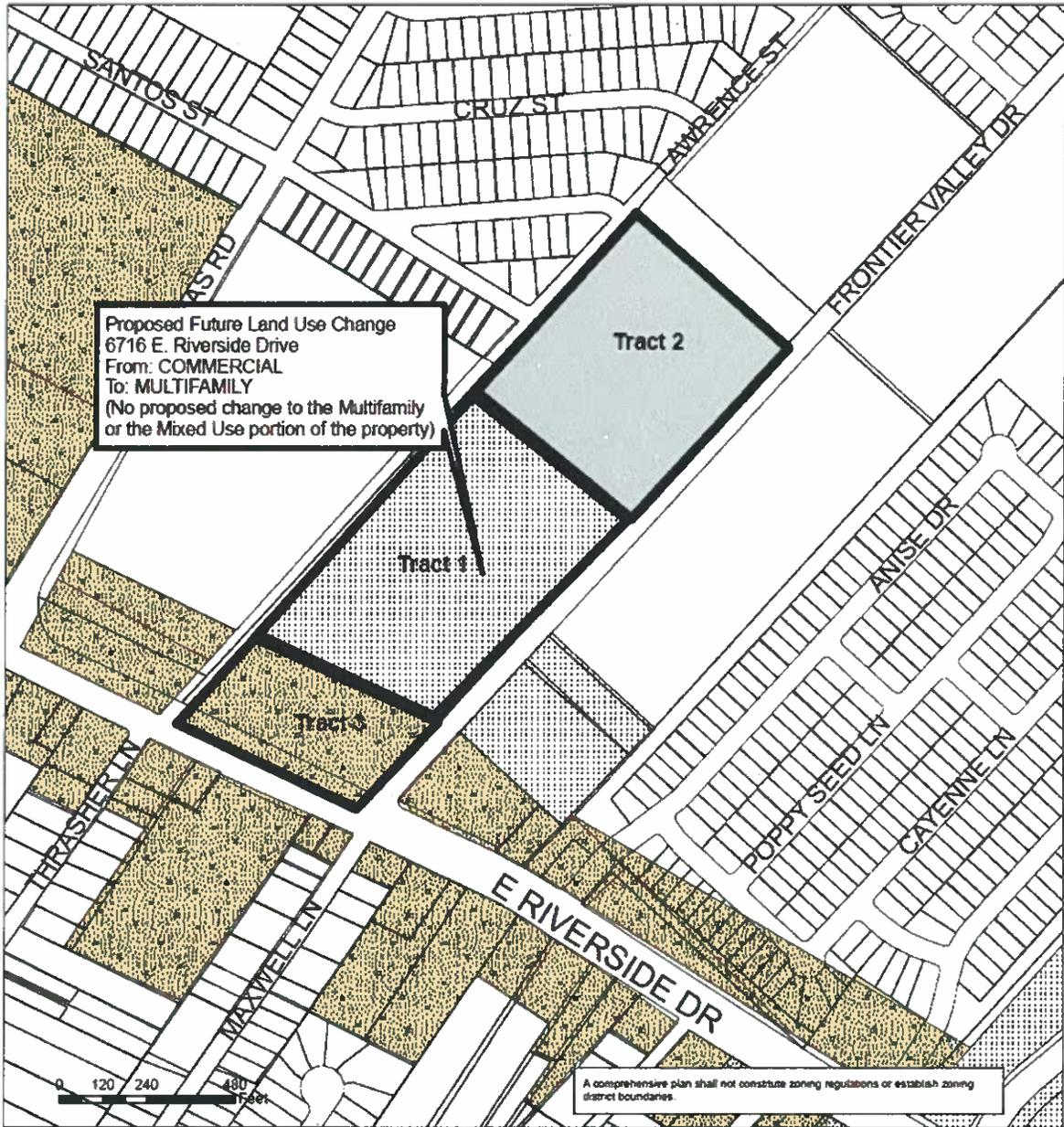
The Montopolis Planning Contact Team's letter of support is provided on page 12.

CITY COUNCIL DATE: May 12, 2011 **ACTION:** Pending

CASE MANAGER: Maureen Meredith, Senior Planner **PHONE:** 974-2695

EMAIL: Maureen.meredith@ci.austin.tx.us

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**Montopolis Neighborhood Plan
NPA-2011-0005.01**

This map has been produced by the City of Austin Planning and Development Review Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

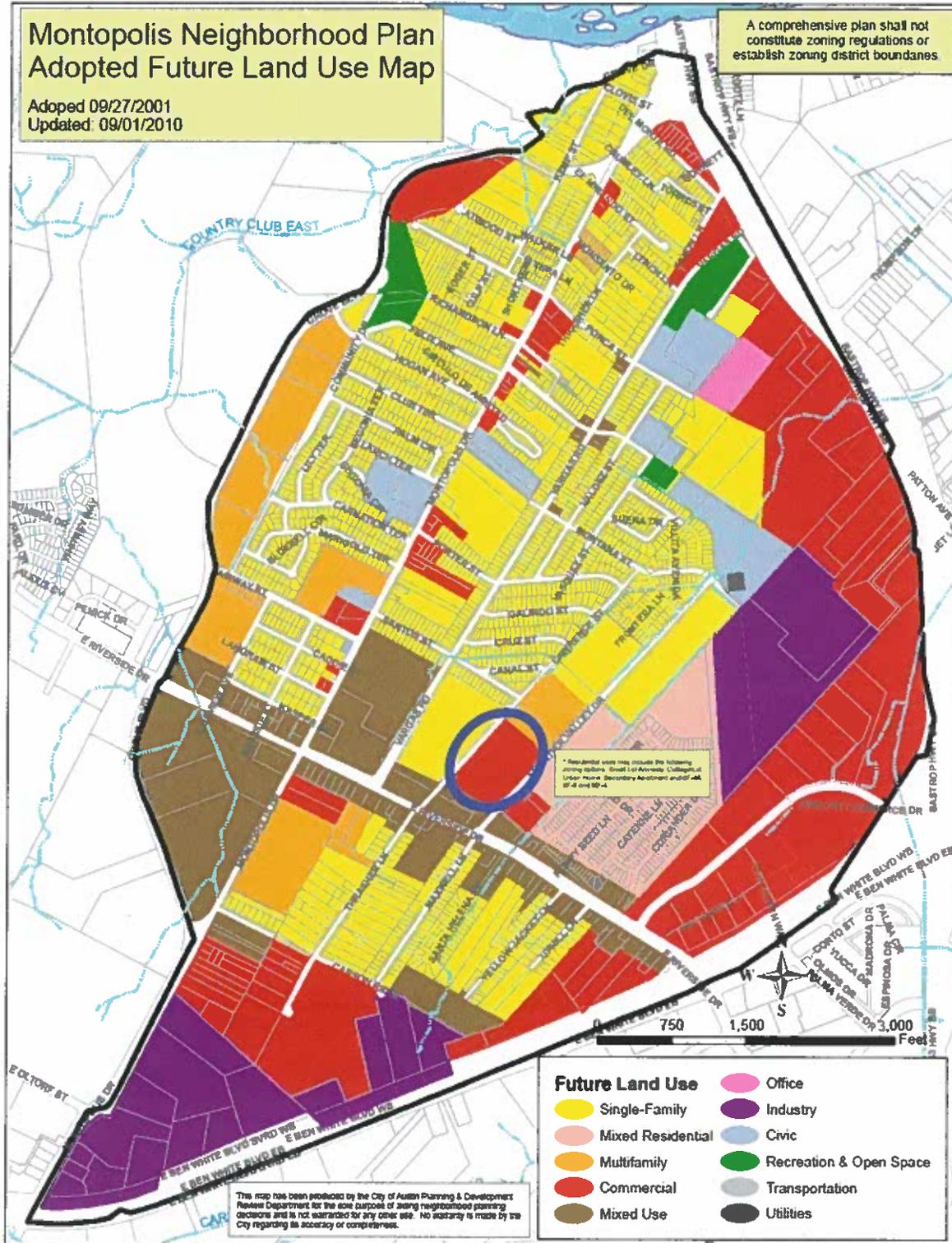
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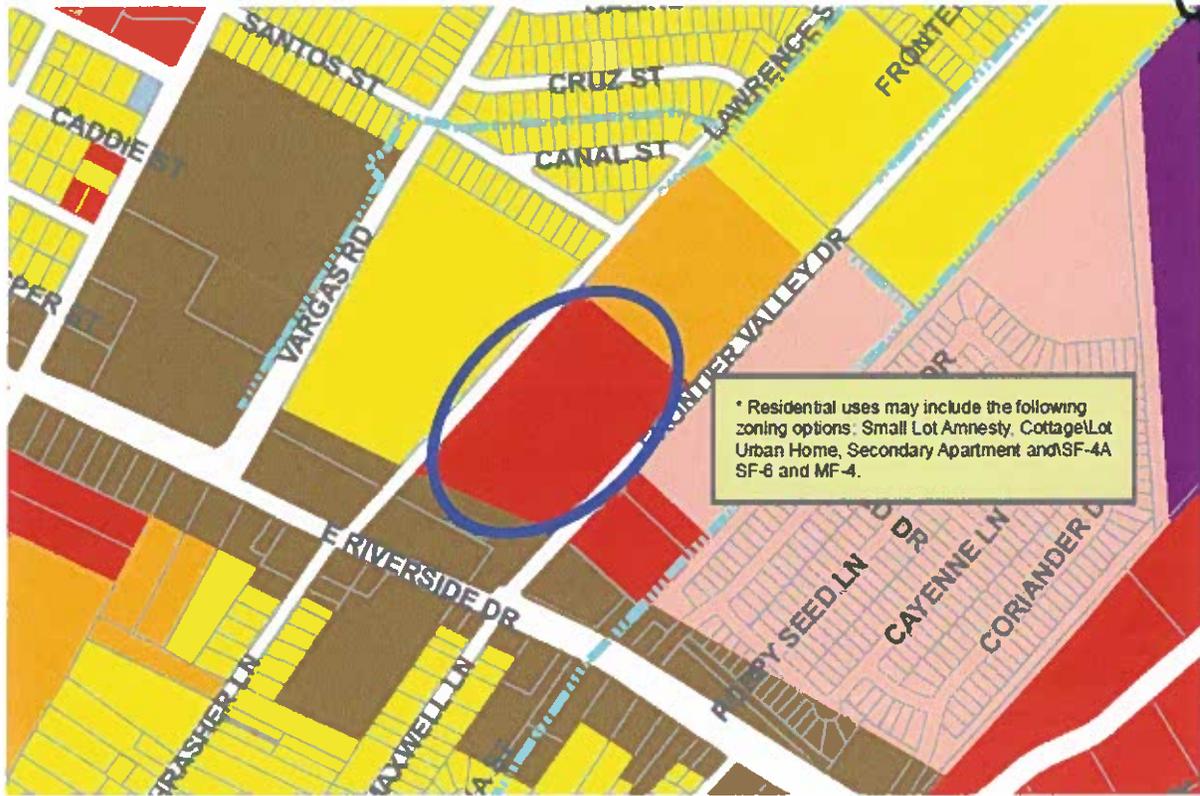
Future Land Use Legend

SDE.flum_combined		Mixed Use/Office
FLU		Civic
	Commercial	
	Industry	
	Mixed Use	
	Multi-family	
	Office	
	Recreation & Open Space	
	Single Family	

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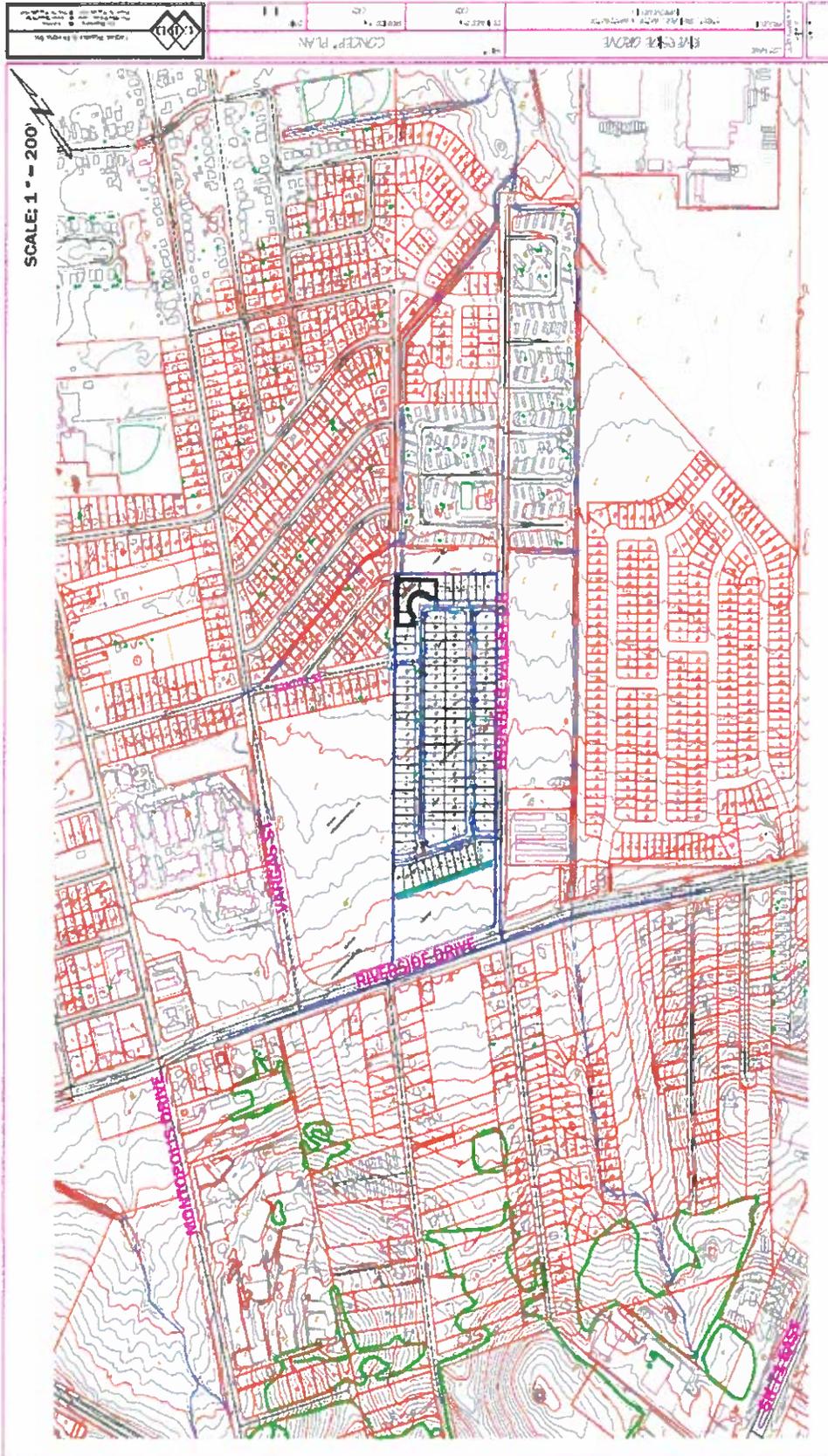
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117 SINGLE FAMILY LOTS 40' x 110' TYP

SCALE: 1" = 60'

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March 14, 2011
NOA mtg - Given to Staff
From Stefan Wray

Riverside Gardens C14-2010-0204 and NPA-2011-0005

#1 PROPOSED ADDITION TO THE AMENDMENT

The Riverside Gardens subdivision shall be built to comply with Montopolis Neighborhood Plan's (MNP) Objectives and Actions, including specifically MNP Action 5, MNP Objective 8, MNP Action 46, and MNP Action 47.

#2 PROPOSED ADDITION TO THE AMENDMENT

The 4 acres between the Riverside Gardens site and E. Riverside Drive shall also be converted to Single Family zoning.

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MNP Action 5 states: "Create new streets, where possible, to enhance community access and connectivity. Where possible, reconnect discontinuous streets and dead-ends, to improve neighborhood accessibility."

MNP Objective 8 states: "Improve traffic flow throughout the neighborhood."

MNP Action 46 states: "Insure that the future street network in South and East Montopolis allows for the development of interconnected street networks that provide access to neighborhood collectors while preserving the existing residential character of the neighborhood."

MNP Action 47 states: "The developing street network's design should consider issues of connectivity for pedestrians and for other modes of transportation (bicycle, transit, vehicular)."

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Montopolis Neighborhood Plan Contact Team

March 31, 2011

Mr. Stephen Rye
Neighborhood Planning & Zoning Department
P O Box 1088
Austin, TX 78767

RE: Case Number: NPA-2011-0005.01 Plan Amendment and
C14-2010-0204 - Zoning Change

Dear Mr. Rye,

The Montopolis Neighborhood Plan Contact Team (MNPCT) held its meeting on March 14, 2011 at Dan Ruiz Library to review a Montopolis Plan Amendment and zoning change for property located at 6716 E. Riverside Drive, Austin, Texas 78741. The case we reviewed and discussed was for a Neighborhood Plan Amendment (NPA-2011-0005.01) and zoning change Case Number C14-2010-0204 located at 6716 E. Riverside Drive, with a zoning change from CS-MP and MF-3-NP to SF-4A.

At this meeting, the MNPCT members and other neighborhood residents heard and reviewed the presentation by Maureen Meredith, Senior Planner, Planning & Development Review Dept. City of Austin and from agent, Charles R. Brigance, representing applicant Carlson, Brigance & Doering, Inc.

After an extensive discussion, members of the MNPCT voted to approve the change for the Future Land Use Map (FLUM) request on the property at 6716 Riverside Drive and the zoning change from CS-NP & MF-3-NP to SF-4A-NP. The vote was to approve the entire property with a FLUM and zoning change to SF-4A.

This Plan Amendment and zoning recommendation is compatible with the Montopolis Neighborhood's Plan Objective 2: Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill development. Action 4:....Residential uses are recommended on the remaining undeveloped land where permissible.....Appropriate residential zoning designations may include the following zoning options: Small Lot Amnesty, Cottage Lot Infill, Urban Home Lot Infill, Secondary Apartment Infill, SF-4A,..... This zoning request complies with the Montopolis Neighborhood Plan. Action 5: "Create new streets, where possible, to enhance community access and connectivity. Where possible, reconnect discontinuous streets and dead ends, to improve neighborhood accessibility." Objective 8: "Improve traffic flow throughout the neighborhood." Action 46: "Insure that the future street network in South and East Montopolis allows for the development of interconnected street networks that provide access to neighborhood collectors whiled preserving the existing residential character of the neighborhood." Action 47: "The developing street network's design should consider issues of connectivity for pedestrians and for other modes of transportation (bicycle, transit, vehicular)."

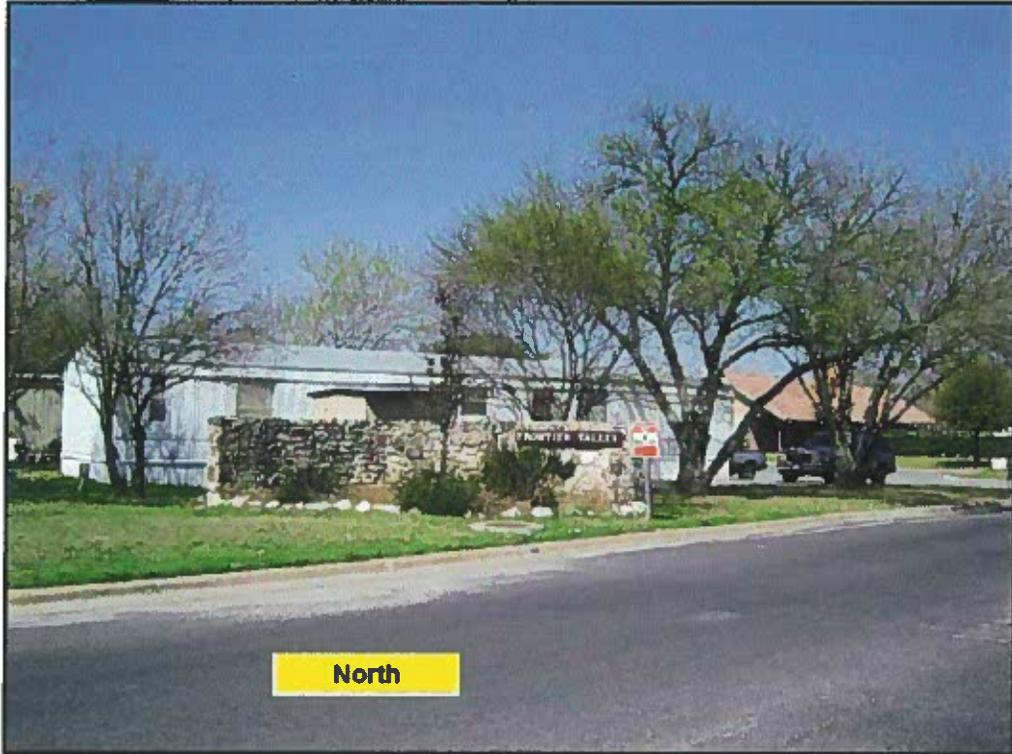
Sincerely,
Susana Almanza
Susana Almanza
Chair- Montopolis Neighborhood Contact Team
1406 Vargas Road
Austin, TX 78741
512/472-9921

CC: Charles R. Brigance

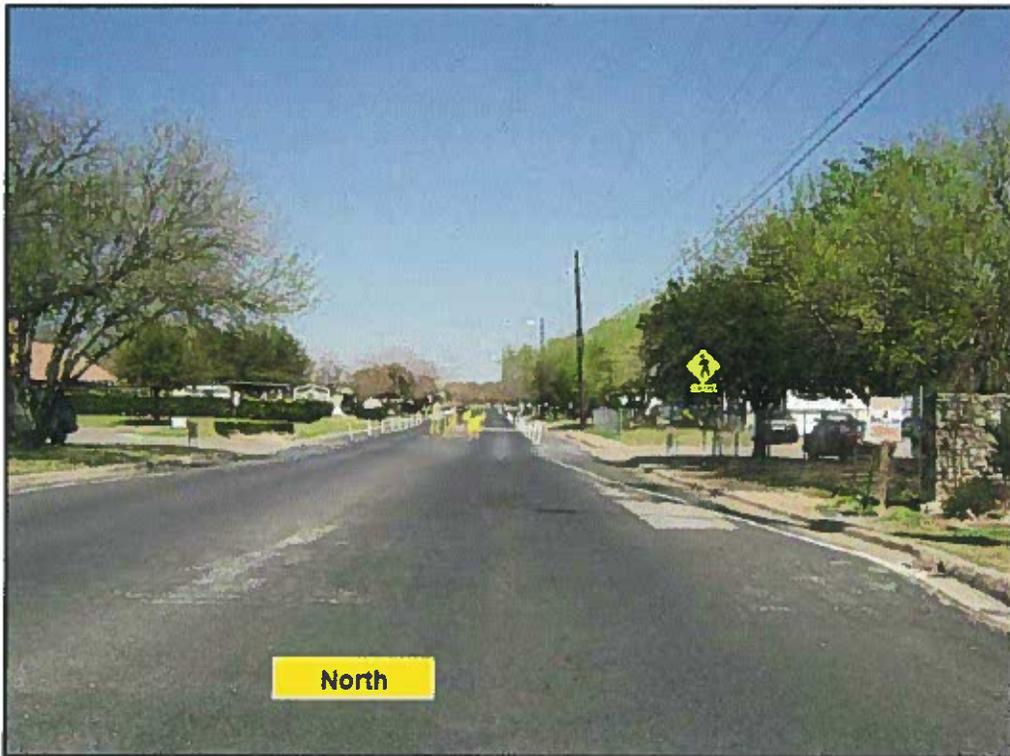
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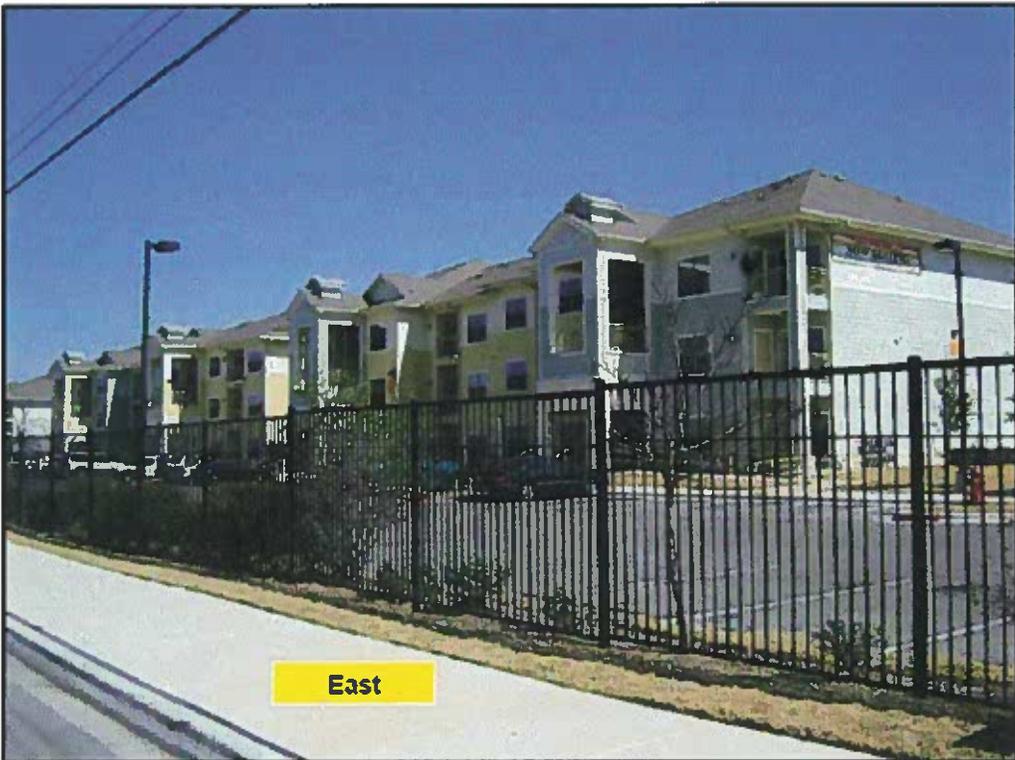


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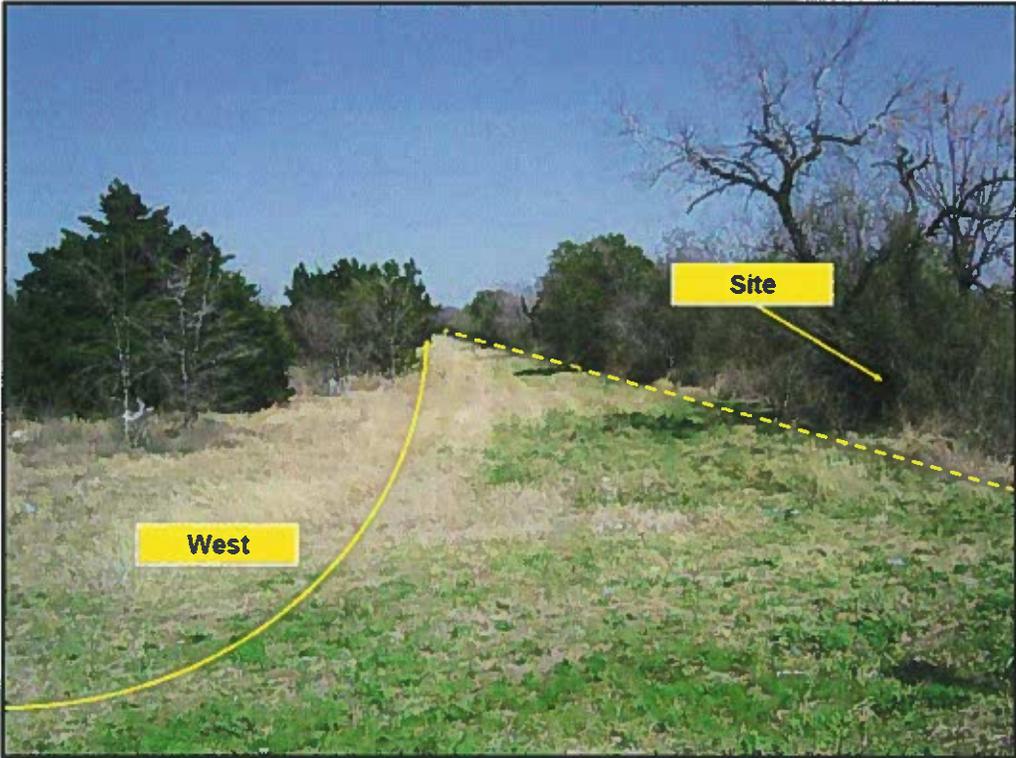
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